

# REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII

1010 RICHARDS STREET  
P. O. BOX 3469  
HONOLULU, HAWAII 96801

## PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on  
THE TWENTY ONE HUNDRED  
2100 Date Street  
Honolulu, Oahu, Hawaii

REGISTRATION NO. 1033

### IMPORTANT — Read This Report Before Buying

#### This Report Is Not an Approval or Disapproval of This Condominium Project

It reflects information obtained by the Real Estate Commission in its investigation of the project. This report, based on a principle of disclosure, is issued by the Commission for the purpose of preventing fraud, misrepresentation or deceit.

The developer shall not enter into a binding contract or agreement for the sale of any unit in a Condominium Project but may only take reservations therefore after

- (1) A copy of this Report has been given to the prospective purchaser,
- (2) The latter has been given an opportunity to read same, and,
- (3) His receipt taken therefor.

Issued: October 27, 1978

Expires: November 27, 1979

#### SPECIAL ATTENTION

A comprehensive reading of this report is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the purchaser or prospective purchaser is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED September 11, 1978 and information subsequently filed as of October 24, 1978. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514A, HAWAII REVISED STATUTES.

1. The TWENTY ONE HUNDRED is a proposed single-use leasehold condominium development project consisting of one hundred sixty-eight (168) apartments. One hundred sixty-eight (168) of these are residential dwelling units in a single twenty-four story residential tower. The stories are designated as floors one (1) through twelve (12) and fourteen (14) through twenty-five (25).

The ground floor incorporates a private park which includes a swimming pool, play areas and recreational equipment. Each apartment unit shall be assigned at least one parking stall out of a total of two hundred seven (207) of which 46 are for compact cars.

2. The Developer has submitted to the Commission for examination all documents necessary for the issuance of this Preliminary Public Report.
3. No advertising or promotional matter has been submitted pursuant to Chapter 514A of the Hawaii Revised Statutes and the rules and regulations promulgated by the Commission.
4. The basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Apartment Owners, Trust Agreement among the fee owners and a copy of the proposed Condominium Map) have not been recorded as of this date in the office of the recording officer.
5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A of the Hawaii Revised Statutes, the Horizontal Property Act and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.
6. This Preliminary Public Report automatically expires thirteen (13) months after the date of issuance, October 27, 1978, unless a Final or Supplementary Public Report issues, or the Commission, upon review of the registration, issues an order extending the effective period of this report.
7. This Preliminary Public Report is made a part of the registration on "THE TWENTY ONE HUNDRED" condominium project. The Developer is responsible for placing a true copy of this Preliminary Public Report (yellow paper stock) in the hands of all purchasers and prospective purchasers and for securing a signed copy of the Receipt for Horizontal Property Regime Preliminary Public Report from such persons.

NAME OF PROJECT: THE TWENTY ONE HUNDRED

LOCATION: The land submitted to the Regime, approximately 30,914 square feet, is situated at the corner of Date and Wiliwili Streets between Date and Citron Streets, Honolulu, Oahu, Hawaii. The address for the Project will be 2100 Date Street.

TAX MAP KEY: FIRST DIVISION 2-7-2-30, 2-7-2-31, 2-7-2-34, 2-7-2-45.

ZONING: A-4.

DEVELOPER: BLACKFIELD HAWAII CORPORATION, a Hawaii corporation, whose post office address is at Suite 700, 1221 Kapiolani Boulevard, Honolulu, Hawaii. The officers of the corporation are: Alan C. Beall, President and Secretary; Robert M. Dunlap, Sr. Vice President, Treasurer and Assistant

Secretary; Robert E. Cooper, Vice President; Terry Brooks, Vice President; Fumio Hidano, Controller; Edwin Tamaru, Assistant Controller; William Bigelow, Assistant Secretary and Assistant Treasurer.

ATTORNEY FOR DEVELOPER: Carlsmith, Carlsmith, Wichman and Case, 190 South King Street, Honolulu, Hawaii 96813 (Attention: David L. Irons or Gregory F. Millikan), telephone 523-2500.

DESCRIPTION: The proposed Declaration of Horizontal Property Regime reflects that the land will be improved, according to the Developer's plans with the construction of a twenty-five (25) story residential tower including the ground floor (with floors designated as one (1) through twelve (12) and fourteen (14) through twenty-five (25) above the ground floor) containing one hundred sixty-eight (168) residential units, a manager's unit, a recreational park area (including a swimming pool and recreational facilities and equipment) plus appropriate driveways and ramps for access to the parking facilities. The adjoining parking garage structure has six (6) stories including a ground floor, with two parking levels on each story (except for the ground floor), the stories being designated P-1 through P-6.

1. Description of the Buildings.

(a) Access. Each condominium unit has immediate access to driveways and walkways connecting the buildings to the streets and parking areas of the Project.

(b) Number of Apartments. Of the one hundred sixty-eight (168) condominium units in total, there will be twenty-four (24) two-bedroom, two bath apartments, ninety-six (96) one-bedroom, one bath apartments and forty-eight (48) studio apartments.

(c) Construction Materials. The buildings will be constructed principally of concrete floor slabs, reinforced concrete bearing walls, concrete roof slabs, concrete masonry, lumber, steel, aluminum and allied building materials.

2. Description of Apartments. There will be a total of seven (7) basic types of apartments, the detailed plans for which are shown on the proposed Condominium Map filed with the Commission. Each apartment within each of the foregoing types is substantially the same as all others within its type. The Declaration describes the seven apartment types: Type 01, 02, 03, 04, 05, 06, 07.

The Declaration describes the numbering of the apartments by proposed plan types. The numbering is keyed to the location of the apartment as indicated in the Declaration. Units whose numbers end in "01" are at the northwest end of the building and those whose numbers end in "07" are at the northeast end. The other apartments are located consecutively by number along the corridor between the end units on each floor.

<u>Apt. No.</u>	<u>Apt. Type</u>	<u>Apt. No.</u>	<u>Apt. Type</u>
101	01	701	01
102	02	702	02
103	03	703	03
104	04	704	04
105	05	705	05
106	06	706	06
107	07	707	07
201	01	801	01
202	02	802	02
203	03	803	03
204	04	804	04
205	05	805	05
206	06	806	06
207	07	807	07
301	01	901	01
302	02	902	02
303	03	903	03
304	04	904	04
305	05	905	05
306	06	906	06
307	07	907	07
401	01	1001	01
402	02	1002	02
403	03	1003	03
404	04	1004	04
405	05	1005	05
406	06	1006	06
407	07	1007	07
501	01	1101	01
502	02	1102	02
503	03	1103	03
504	04	1104	04
505	05	1105	05
506	06	1106	06
507	07	1107	07
601	01	1201	01
602	02	1202	02
603	03	1203	03
604	04	1204	04
605	05	1205	05
606	06	1206	06
607	07	1207	07

1401	01	2001	01
1402	02	2002	02
1403	03	2003	03
1404	04	2004	04
1405	05	2005	05
1406	06	2006	06
1407	07	2007	07
1501	01	2101	01
1502	02	2102	02
1503	03	2103	03
1504	04	2104	04
1505	05	2105	05
1506	06	2106	06
1507	07	2107	07
1601	01	2201	01
1602	02	2202	02
1603	03	2203	03
1604	04	2204	04
1605	05	2205	05
1606	06	2206	06
1607	07	2207	07
1701	01	2301	01
1702	02	2302	02
1703	03	2303	03
1704	04	2304	04
1705	05	2305	05
1706	06	2306	06
1707	07	2307	07
1801	01	2401	01
1802	02	2402	02
1803	03	2403	03
1804	04	2404	04
1805	05	2405	05
1806	06	2406	06
1807	07	2407	07
1901	01	2501	01
1902	02	2502	02
1903	03	2503	03
1904	04	2504	04
1905	05	2505	05
1906	06	2506	06
1907	07	2507	07

The apartments are further described as follows:

(a) Unit type 01 contains 3 rooms, consisting of one full bathroom, kitchen/dining area and a living room, in addition to a lanai. Each apartment contains a total floor area of 400 square feet with a lanai of approximately 58 square feet.

(b) Unit type 02 contains 4 rooms, consisting of one bedroom, one full bathroom, kitchen/dining area and a living room, in addition to a lanai. Each apartment contains a total floor area of 500 square feet with a lanai of approximately 120 square feet.

(c) Unit type 03 contains 4 rooms consisting of one bedroom, one full bathroom, kitchen/dining area and a living room, in addition to a lanai. Each apartment contains a total floor area of 531 square feet with a lanai of approximately 154 square feet.

(d) Unit type 04 contains 4 rooms, consisting of one bedroom, one full bathroom, kitchen/dining area and a living room, in addition to a lanai. Each apartment contains a total floor area of 504 square feet with a lanai of approximately 101 square feet.

(e) Unit type 05 contains 6 rooms, consisting of two bedrooms, two full bathrooms, kitchen/dining area, and a living room, in addition to a lanai. Each apartment contains a total floor area of 778 square feet with a lanai of approximately 115 square feet.

(f) Unit type 06 contains 4 rooms, consisting of one bedroom, one full bathroom, kitchen/dining area and a living room, in addition to a lanai. Each apartment contains a total floor area of 531 square feet with a lanai of approximately 154 square feet.

(g) Unit type 07 contains 3 rooms, consisting of one full bathroom, kitchen/dining area and a living room, in addition to a lanai. Each apartment contains a total floor area of 400 square feet with a lanai of approximately 58 square feet.

The floor areas were arrived at by taking the measurements from the center line of common walls to the exterior surface of exterior walls and to the exterior surface of the lanai railings, without exclusions for ducts, columns, stairs, elevators, walls, or other interior construction or equipment within such areas.

The respective apartments shall not be deemed to include: (a) the undecorated or unfinished surfaces of the perimeter walls, the interior load-bearing walls, or the interior party walls, (b) the undecorated or unfinished floors and ceilings surrounding each apartment, or (c) any pipes, shafts, wires, conduits or other utility or service lines running through such apartment which are utilized for or serve more than one apartment, the same being deemed common elements or limited common elements as hereinafter provided. Each apartment shall be deemed to include: (i) any adjacent lanai to which such apartment has direct, exclusive access, (ii) all the walls and partitions which are not load-bearing within its perimeter walls, (iii) the inner decorated or finished surfaces of all walls, floors and ceilings, (iv) any doors, windows or panels along the perimeters, and (v) all fixtures originally installed therein, including for each apartment refrigerator/freezer, optional icemaker, if any, continuous cleaning electric range, range hood, stacked electric clothes washer and dryer, garbage disposal and dishwasher (optional in 01 and 07 Unit types).

**COMMON ELEMENTS:** The proposed Declaration of Horizontal Property Regime reflects that the common elements shall include the limited common elements set forth below, and all

other portions of the Project other than the apartments, including specifically, but not limited to:

(a) Said land in fee simple;

(b) All foundations, floor slabs, beams, columns, supports, girders, unfinished perimeter and load-bearing walls, walkways, ramps, fences, railings, and roofs;

(c) All driveways, roadways, pavements, and walkways and all planted areas, grounds and landscaping, any area reserved for private park purposes, including the swimming pool and other recreational areas, the reception area, refuse facilities, and mailboxes;

(d) All parking areas, ramps and parking stalls (except those assigned and to be assigned as limited common elements pursuant to paragraph B of the Declaration), including six (6) guest parking stalls, nos. 9-14;

(e) All common laundry facilities and storage rooms, if any;

(f) All ducts, electrical equipment, wiring, pipes and other central and appurtenant transmission facilities and installations over, under, and across the Project which serve more than one apartment for services such as power, light, water, sewer, telephone and radio and television signal distribution;

(g) The resident manager's apartment on the fourth floor which is in most respects identical to a type 06 apartment and which includes all fixtures, interior finished surfaces, walls and partitions contained therein and the resident manager's parking stall No. 8;

(h) Any and all other apparatus and installations of common use and all other parts of the Project necessary or convenient to its existence, maintenance and safety, or normally in common use.

LIMITED COMMON ELEMENTS: Certain parts of the common elements (the "limited common elements") are designated and set aside for the exclusive use of certain apartments individually. The costs and expenses of every description pertaining to the limited common elements, including but not limited to the costs of maintenance, repair, replacement, improvement or additions to the limited common elements shall be charged to all apartment owners in proportion to the common interests appurtenant to their respective apartments as set forth in the Declaration.

(a) Entranceways to each apartment shall be limited common elements for the exclusive use of the apartments they serve.

(b) Each apartment shall have appurtenant to it at least one parking stall located in the parking garages and as designated in Exhibit attached hereto. Extra stalls may be sold by the Developer as limited common elements only. The assignment of stalls may be changed from time to

time and the initial assignment of extra stalls may be made by the Developer by amendment to the Declaration as provided in paragraph L thereof.

INTEREST TO BE CONVEYED TO PURCHASER: Apartments shall have appurtenant thereto an undivided percentage interest in all common elements of the Project and the same proportionate share in all common profits and expenses of the Project and for all other purposes including voting as set forth below.

<u>Apartment Unit Type</u>	<u>Undivided % Interest</u>	<u>No. of Apartments</u>	<u>Total Undivided % Interest</u>
01	.43	24	10.32
02	.59	24	14.16
03	.65	24	15.60
04	.57	24	13.68
05*	.85	23	19.55
Apt. Unit 105	.77	1	.77
06	.65	24	15.60
07	.43	24	10.32
TOTALS		168	100.00

\*Except Apartment Unit 105, which is a type 05 Unit.

Each apartment and its appurtenant Common Interest shall be leased by the Fee Owner to each purchaser by an Apartment Lease which will also be executed by the Developer.

USE: The proposed Declaration provides that the apartments in the residential tower shall be occupied and used only in accordance with the laws of the State of Hawaii, and the Building Code and Zoning Ordinances and regulations of the City and County of Honolulu. The owners of apartments have the right to lease or rent their apartments to third parties, subject to all of the provisions of the Declaration and By-Laws which should be reviewed by the Purchaser.

OWNERSHIP TO TITLE: The Preliminary Report issued August 28, 1978, prepared by Title Guaranty of Hawaii, Inc. of Honolulu, Hawaii, states that title to the land is vested in Kenneth Goo Akona and Hazel Lun Akona, husband and wife, James Hiroki Yamamoto, unmarried, Beverly Fusako Tanemura, wife of Richard Masuo Tanemura, Joseph Mitsuo Yamamoto, husband of Elly Yuriiko Yamamoto, Shigeo Yamamoto, husband of Violet Masako Yamamoto, Chung Wah Jung Gung Hui Realty Company, Limited, a Hawaii corporation, and Hideo Toda and Ann Shigeko Toda, husband and wife. The Developer has informed the Commission that a trust will be created and a Trustee appointed to hold the property for the benefit of these owners, subject to Apartment Leases on the Project. The Developer is the lessee pursuant to those certain Master Leases dated July 26, 1974, August 8, 1974, August 22, 1974 and August 23, 1974, as amended. The Master Leases will be cancelled as to each apartment and interests appurtenant by the issuance of the Apartment Lease.

ENCUMBRANCES AGAINST TITLE: The Preliminary Report dated August 28, 1978, prepared by Title Guaranty of Hawaii, Inc. describes the following encumbrances:



1. For any taxes that may be due and owing, reference is made to the Office of the Tax Assessor, First Division.
2. AS TO PARCEL FIRST ONLY (LOT 1 TAX KEY 2-7-2-30). The terms, conditions and provisions of that certain Master Lease, dated August 8, 1974, entered into by and between Kenneth Goo Akona and Hazel Lun Akona, husband and wife, as Lessor, and Blackfield Hawaii Corporation, a Hawaii corporation, as Lessee, and filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 695243.
3. AS TO PARCEL SECOND ONLY (LOTS C, B-2, D AND E-1 TAX KEY 2-7-2-31).
  - (a) The terms, conditions and provisions of that certain Master Lease, dated July 26, 1974, entered into by and between James Hiroki Yamamoto, husband of Etsuko Yamamoto, Beverly Fusako Tanemura, wife of Richard Masuo Tanemura, Joseph Mitsuo Yamamoto, husband of Elly Yuriko Yamamoto, and Shigeo Yamamoto, husband of Violet Masako Yamamoto, as Lessor, and Blackfield Hawaii Corporation, a Hawaii corporation, as Lessee, and filed in said Office as Document No. 695235.
  - (b) Mortgage dated April 13, 1976 made by and between James Hiroki Yamamoto, unmarried, as Mortgagor, and Hawaii Thrift and Loan Incorporated, a Hawaii corporation, as Mortgagee, filed in said Office as Document No. 760818.
  - (c) Federal tax lien against James H. Yamamoto dated January 9, 1978 recorded in the Bureau of Conveyances of the State of Hawaii in Liber 12661, page 262. As to SECOND only: Land Court Order No. 44252, filed April 15, 1976, sets forth the divorce of James Hiroki Yamamoto from Etsuko Yamamoto on March 13, 1964.
4. AS TO PARCEL THIRD ONLY (LOT B-1 TAX KEY 2-7-2-34). The terms, conditions and provisions of that certain Master Lease, dated August 22, 1974, entered into by and between Chung Wah Jung Gung Hui Realty Company, Limited, a Hawaii corporation, as Lessor, and Blackfield Hawaii Corporation, a Hawaii corporation, as Lessee, and filed in said Office as Document No. 695234.
5. AS TO PARCEL FOURTH ONLY (LOT F TAX KEY 2-7-2-45). The terms, conditions and provisions of that certain Master Lease, dated August 23, 1974, entered into by and between Hideo Toda and Ann Shigeko Toda, husband and wife, as Lessor, and Blackfield Hawaii Corporation, a Hawaii corporation, as Lessee, and filed in said Office as Document No. 695236.

The Developer has also informed the Commission that it will place a construction mortgage (the "Mortgage") on its leasehold interest. The lien of all mortgages currently on the property will be released and discharged of record at the time of the execution of the Master Lease by the Developer. The lien of the Mortgage will be released and discharged of record as to each condominium apartment prior to its being transferred to a Purchaser.

PURCHASE MONEY HANDLING: A copy of the executed Escrow Agreement dated September 7, 1978, with Title Guaranty Escrow Services, Inc. (the "Escrow"), as Escrow Agent, and Developer, has been filed with the Commission. On examination, the specimen Sales Contract and the executed Escrow Agreement are found to be in compliance with Chapter 514A, Hawaii Revised Statutes, as amended.

The executed Escrow Agreement provides in part that if at any time (a) Escrow receives written notice from Developer to return to a Purchaser under a Sales Contract the funds of such Purchaser then held by Escrow under the Escrow Agreement, or (b) with respect to a Purchaser whose funds were obtained prior to the issuance of the Final Report, there shall be any substantive change in the building plans of a type which gives Purchaser a right to cancel his Sales Contract pursuant to Chapter 514A of the Hawaii Revised Statutes (unless Purchaser's written approval or acceptance of the specific change is obtained, or ninety (90) days have elapsed since the Purchaser has accepted in writing the apartment or he has first occupied the apartment) or (c) the Final Report differs in a material respect from the Preliminary Report, and the Purchaser's written approval of such change has not been obtained and the Purchaser shall request the refund, or (d) the Final Report is not issued within one (1) year from the date of issuance of the Preliminary Report unless upon its issuance the Purchaser receipts for the same and the Sales Contract is nevertheless affirmed by the Purchaser, then in any such event Escrow shall return such funds to the Purchaser, without interest earned and furthermore unless Developer shall otherwise instruct Escrow, less: (1) Escrow's cancellation fee of \$25.00 per apartment, as set forth in paragraph 7 of the Escrow Agreement, (2) any mortgagee's cancellation fee, and (3) all other costs, if any, which have been incurred in connection with the Escrow mortgage processing, closing or legal documentation. The Escrow Agreement further provides that Escrow shall also return to Purchaser his Sales Contract and any apartment lease previously delivered to Escrow shall be returned to Developer and any mortgage documents which may have been executed shall also be returned to the mortgagee, if any, and Developer and the Purchaser shall be deemed no longer bound by the terms of the Sales Contract; provided, however, that no refund shall be made to Purchaser at Purchaser's request until Escrow has received written approval of such refund from Developer.

NOTE: Prospective Purchasers should be aware that:

1. The Mortgage and other liens which will secure the Developer's interim construction loan (renewals and extensions) for the construction of the Project shall be and remain at all times a superior lien on the Project, and Purchasers will be required to waive and subordinate their interests under the Sales Contract in favor of the priority of all such liens.

2. The Developer is selling the units in the Project pursuant to the Developer's rights under the Master Leases. If the development and construction of the Project is delayed due to matters or conditions beyond control of

the Developer, the specimen Sales Contract reserves the right in the Developer, as Seller, to increase the total purchase price for the property after notice to the Purchaser by an amount not in excess of the property's proportionate share (approximately based on the property's percentage common interest as specified in the Sales Contract) of the total amount of such increases in development and construction costs. The specimen Sales Contract also provides that the contract constitutes only a reservation agreement until such time as the Developer mails a notice to the Buyer that the Developer has determined that the Project can go forward. After that time the Sales Contract is binding. Prior to such time, either the Developer or the Buyer has an unconditional right to cancel the Contract by written notice to the other. On cancellation by either party the Developer shall direct the Escrow Agent to refund to the Purchaser without interest all sums paid under the Sales Contract by the Purchaser less Escrow's cancellation fee and any costs incurred by Escrow or any lending institution in processing the Purchaser's loan application. In the event the Sales Contract is terminated, the Purchaser shall have no interests whatsoever in the Land and shall have no right to require Developer or the fee owners or anyone else to construct the condominium unit contracted for under the Sales Contract. If after the time at which the Sales Contract becomes binding the Developer defaults thereunder and the remedy of specific performance is not available to the Purchaser, the Purchaser is limited to the sum of \$200.00 as liquidated damages.

3. The specimen Sales Contract provides that interest on funds in Escrow will accrue to and belong to Developer.

4. As provided in Section D.23 of the Sales Contract, the Purchaser acknowledges that minor construction activity may continue on the site after Purchaser has occupied his apartment, which may result in noise, dust or other annoyances. In addition, as further provided in said Section D.23, the Developer's sales activities, including the use of model units and signs for sales displays and related activities, may continue until the last apartment in the Project is sold.

5. The Purchaser's attention is directed to paragraph D, and L of the Declaration and Section D.5 and D.6 of the Sales Contract, all of which reserves to the Developer a right to make certain amendments that may be necessary to comply with the provisions of law, the requirements of certain mortgagees, or to carry out the changes to the Project set forth in said paragraphs.

It is incumbent upon the prospective Purchaser that he read with care the Sales Contract and the executed Escrow Agreement. The latter establishes how the proceeds from the sale of apartments are placed in trust, as well as the retention and disbursement of the proceeds of said trust fund.

DECLARATION OF PRIVATE PARK: Pursuant to Ordinance 4621 of the City and County of Honolulu the Lessor and the Developer

will record a Declaration of Restrictive Covenants for a Private Park on a portion of the Land in the Project for the use by all of the occupants, owners or lessees of dwelling units. This Declaration will constitute covenants running with the Land and shall be binding on all Purchasers of apartments in the Project. In accordance with the provisions thereof, certain open areas of the Project and recreational facilities and equipment shall be preserved and perpetually maintained by the Association. The expenses of said maintenance shall be common expenses subject to lien and in the event of the Association's failure to enforce the covenants therein and the City and County of Honolulu is required to perform any of said maintenance, the cost thereof shall also be a common expense payable by the Apartment Owners.

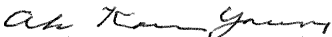
MANAGEMENT OF THE PROJECT: The By-Laws vest in the Board of Directors (the "Board") the power and duties necessary for the administration of the overall affairs of the Project. The By-Laws submitted to the Commission permit the Developer to appoint the initial managing agent for the Project. The Developer will enter into a contract with Aaron M. Chaney, Inc., as the initial managing agent.

STATUS OF PROJECT: Construction is planned to begin in January of 1979.

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The Purchaser or prospective Purchaser should be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention submitted September 11, 1978 and information subsequently filed as of October 24, 1978.

This PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1033 filed with the Commission on September 11, 1978.

This Report, when reproduced, shall be a true copy of the Commission's Public Report. The paper stock used in making facsimiles must be yellow in color.

  
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AH KAU YOUNG, CHAIRMAN  
REAL ESTATE COMMISSION  
STATE OF HAWAII

Distribution:  
Department of Taxation  
Bureau of Conveyances  
Planning Commission, City and  
County of Honolulu  
Federal Housing Administration  
Escrow Agent

Registration No. 1033

October 27, 1978

EXHIBIT

Each of the following assigned numbered parking stalls is a limited common element appurtenant to and for the exclusive use of the apartment number listed below:

<u>Apartment No.</u>	<u>Parking Stall Number</u>
101	190-C
102	191-C
103	192-C
104	193-C
105	68
106	194-C
107	195-C
201	196-C
202	183-C
203	155-C
204	156-C
205	69
206	157-C
207	158-C
301	159-C
302	160-C
303	161-C
304	120-C
305	70
306	121-C
307	122-C
401	85-C
402	86-C
403	87-C
404	50-C
405	71
406	51-C
407	52-C
501	15-C
502	16-C
503	17-C
504	18-C
505	72
506	19-C
507	* 20-C
601	21-C
602	30-C
603	31-C
604	32-C
605	73
606	173
607	174

<u>Apartment No.</u>	<u>Parking Stall Number</u>
701	175
702	176
703	177
704	178
705	74
706	179
707	180
801	181
802	182
803	184
804	185
805	75
806	186
807	187
901	188
902	189
903	197
904	198
905	76
906	199
907	200
1001	201
1002	202
1003	203
1004	204
1005	77
1006	205
1007	206
1101	207
1102	138
1103	139
1104	140
1105	78
1106	141
1107	142
1201	143
1202	144
1203	145
1204	146
1205	45
1206	147
1207	148
1401	149
1402	150
1403	151
1404	152
1405	44
1406	153
1407	154
1501	162
1502	163

<u>Apartment No.</u>	<u>Parking Stall Number</u>
1503	164
1504	165
1505	33
1506	166
1507	167
1601	168
1602	169
1603	170
1604	171
1605	34
1606	172; 22-29 inclusive; 46-49 inclusive; 53-56 inclusive; (all compact) 81-84 inclusive; 88-91 inclusive; (all compact) 116-119 inclusive; 123-126 inclusive
1607	103
1701	104
1702	105
1703	106
1704	107
1705	35
1706	108
1707	109
1801	110
1802	111
1803	112
1804	113
1805	36
1806	114
1807	115
1901	127
1902	128
1903	129
1904	130
1905	37
1906	131
1907	132
2001	133
2002	134
2003	135
2004	136
2005	38
2006	137
2007	79
2101	80
2102	92
2103	93
2104	94
2105	39
2106	95
2107	96

<u>Apartment No.</u>	<u>Parking Stall Number</u>
2201	97
2202	98
2203	99
2204	100
2205	40
2206	101
2207	102
2301	7
2302	6
2303	5
2304	4
2305	41
2306	3
2307	2
2401	1
2402	57
2403	58
2404	59
2405	42
2406	60
2407	61
2501	62
2502	63
2503	64
2504	65
2505	43
2506	66
2507	67
Resident Manager's Apartment	8

NOTE: There are six (6) guest parking stalls designated with a "G" on the condominium map.